



FREDERICK COUNTY PLANNING COMMISSION

July 11, 2018

TITLE: Urbana Town Center Employment District MXD (Residential Section)

FILE NUMBER: SP 13-09, S-1161, AP #18162, APFO #18163, FRO #18164, SWM #18440

REQUEST: Combined Preliminary Plan/Site Development Plan

The Applicant is requesting revised Preliminary Plan/Site Development Plan approval of the Urbana Town Center Employment District MXD (Residential Section). The plan proposes a revision to the type, location, and arrangement of 256 of the approved 610 dwelling units to be built on 91.9 acres located adjacent to the Villages of Urbana PUD.

PROJECT INFORMATION:

LOCATION: Located on east side of Urbana Pike (MD 355), west of I-270, and adjacent to Urbana Community Park (at Lew Wallace Street)

TAX MAP/PARCEL: Tax Map 96, Parcel 22 and 184

COMP. PLAN/LAND USE: Mixed Use Development (MXD)

ZONE: Mixed Use Development (MXD)

REGION: Urbana

WATER/SEWER: Water and Sewer Classification: W-3, S-3

APPLICANT/REPRESENTATIVES:

APPLICANT: Urbana Investment Properties II, LLC

OWNER: Urbana Investment Properties II, LLC

ENGINEER: Rodgers Consulting

ARCHITECT: Not Listed

ATTORNEY: Not Listed

STAFF: Denis Superczynski

RECOMMENDATION: Conditional Approval

Enclosures:

Exhibit #1- Modification Requests
Exhibit #2 -Site Plan - Rendering

STAFF REPORT

ISSUE

Development Request

The Applicant is requesting revised Preliminary Plan/Site Development Plan approval of the residential section of the Urbana Town Center Employment District MXD (also known as the Urbana 'Northern MXD'). The overall design of this area proposes 610 residential units to be built on 91.9 acres located on the east side of Urbana Pike, west of I-270 and adjacent to both the Urbana Community and Urbana District Parks. The 610 dwellings – 196 single-family detached homes and 414 townhouses, make up a part of the larger Urbana Town Center MXD that is proposed to include these residences, 30,000 square feet of commercial uses, and 1.9 million square feet of employment uses on the 181-acre MXD-zoned site. A 15.94 acre outlot was created on the southwestern corner of the site for the construction of the soon to be completed, Sugarloaf Elementary School.

In this Combined Preliminary/Site Plan, the Applicant is seeking to implement the revised concept for the MXD development which was rezoned in 2016 to switch the use of a 25.9-acre portion of the site known as Land Bay 2A from Employment Use to Residential Use. The 32-acre Land Bay 2C remains available for employment and commercial uses. Figure 1 illustrates the areas proposed for revision under this application. A total of 129 homes are proposed within Land Bay 2A (98 sf; 31 th). This plan also formalizes the removal of multi-family homes from the MXD and shifts the location of the community/recreation center.

The central organizing feature of this site is the series of concentric local streets which form small, human-scaled blocks containing a variety of residential building types. The expansion of residential uses into Land Bay 2A allows for slightly larger single-family detached home lots, predominantly located in the northwestern portion of the property. This rearrangement of home sites has also resulted in slight modifications to lots, open spaces, and building types in areas previously reviewed by the Planning Commission. While few of these proposed changes are significant unto themselves, collectively they produce a plan that serves the new iteration of the proposed development, portions of which are already under construction.

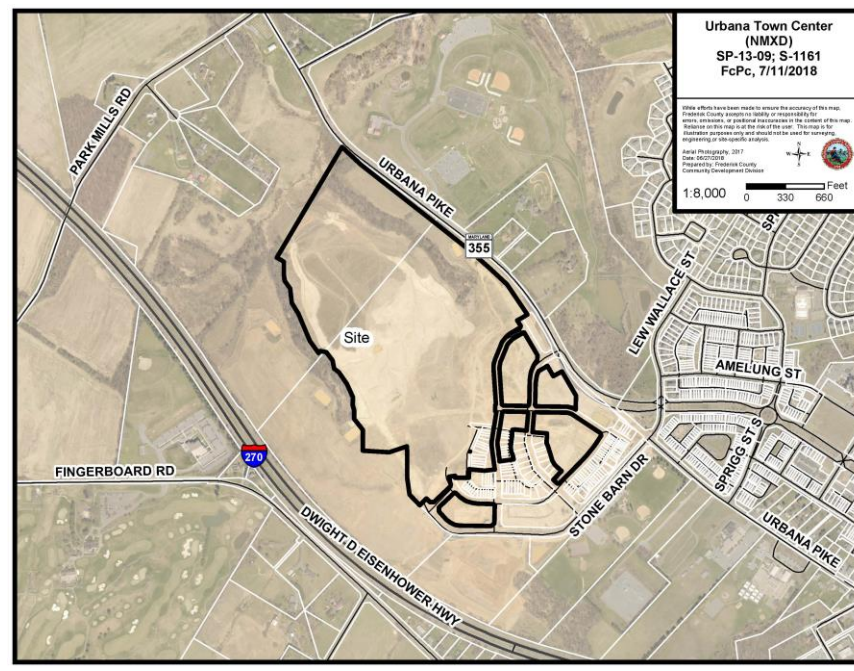


Figure 1 - Aerial Map

Urbana Town Center Employment District (Residential Section) – Preliminary/Site Plan

BACKGROUND

Development History

The subject site was originally rezoned to MXD by the BoCC in October 2006 as the *Urbana Town Center Employment District* in adopted Ordinance # 06-31-427. A subsequent revision to the MXD, approved by the BoCC in December 2012, increased the permitted number of dwelling units from 500 to 610 while also eliminating the requirement that the homes be built as age-restricted units. Development concepts for this site have evolved as the Villages of Urbana PUD has proceeded toward buildout. The Concept Land Use Plan (below) illustrates the increase in residential land within the MXD as approved in 2017 by the County Council in rezoning case #R-16-01(B).

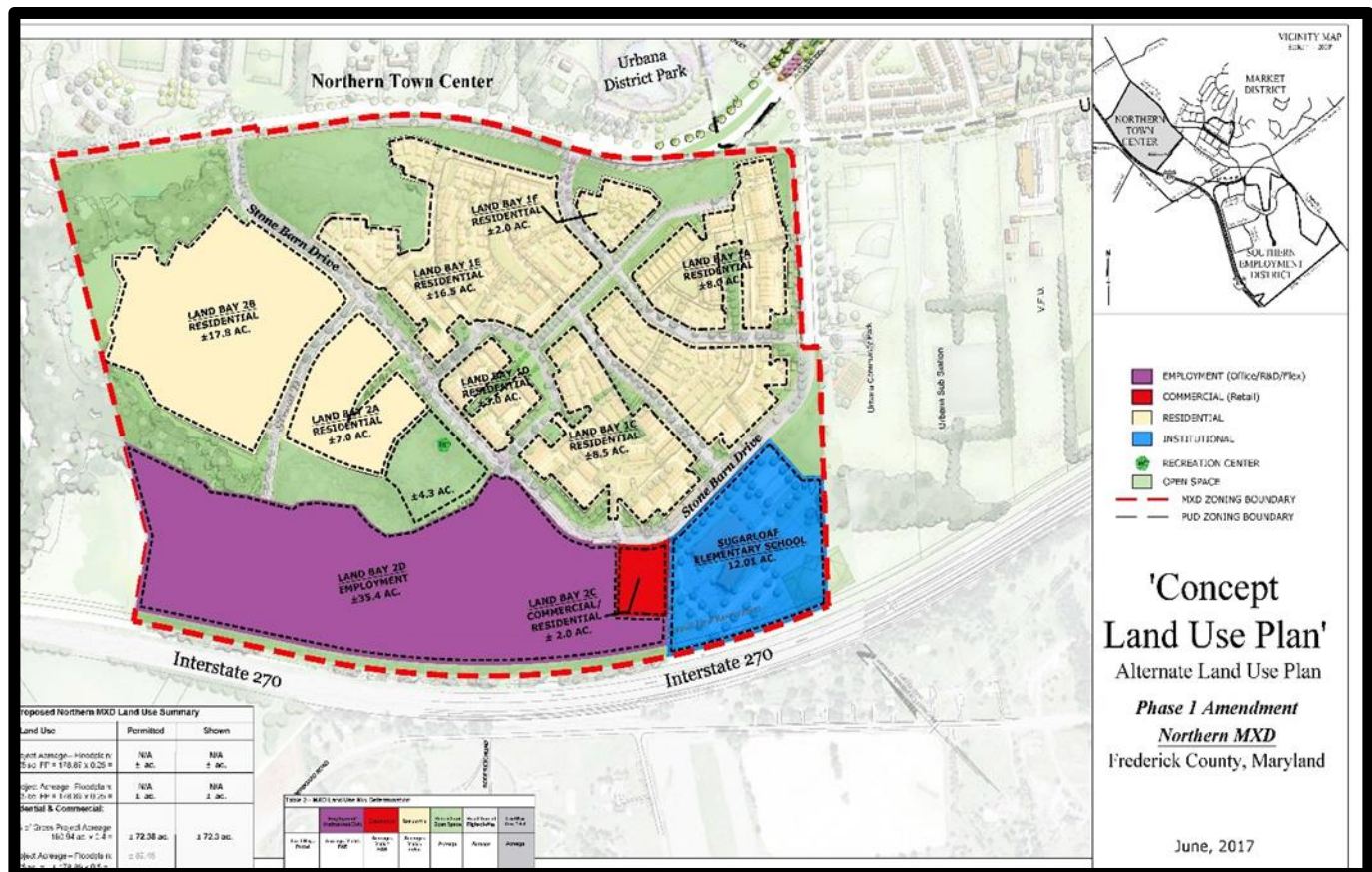


Figure 2 - Re-zoning exhibit identifying approved land uses in MXD

The Urbana Town Center Employment District MXD is subject to the terms of a DRRA approved by the Board of County Commissioners effective June 13, 2013. Applicable APFO requirements for roads, schools, and water/sewer for this project are covered in a Combined APFO Letter of Understanding (LOU) between the Applicant and the County Council approved in June 2018.

Substantial improvements to the regional infrastructure serving this MXD have been completed in conjunction with the development of the adjoining Villages of Urbana PUD, Urbana ORC MXD and other projects approved since the early 2000's. The proposed internal road network will tie into the regional collector and arterial systems which have been, and will continue to be, improved as a result of local development activity. The proposed loop road – Stone Barn Drive - will be constructed within the MXD to connect at two points to Urbana Pike, providing two of the three proposed vehicular access points in the development. The proposal illustrates a local street network consisting of a modified grid – in essence, a

Urbana Town Center Employment District (Residential Section) – Preliminary/Site Plan

series of 'ribs' connecting to the 'spine' (Shady Pines Drive) - to feed vehicles into this loop road serving as an efficient internal collector.

Existing Site Characteristics

The subject site is situated across the road (Urbana Pike) from the Villages of Urbana PUD and the Applicants have made every effort to link this proposal to the previous development both in the PUD and in old Urbana through the integration of the road network and pedestrian system, a unified design and land use plan, and the development of a complementary mix of uses and building types.

Site topography at this location lends itself to the proposed layout of the neighborhood by allowing for highly-visible corporate campus sites along the more severely sloping areas adjacent to I-270 while preserving the gentler terrain being developed as the civic center and residential core of the project. The tributaries to Flat Run which run north and extend southward into the site provide the most heavily sloped areas on the site as well as much of the existing forest cover. Limited wetland and floodplain areas are also concentrated along these waterways.

The land use plan provided by the Applicant indicates that the tributary stream valleys, wetland areas, forested areas, and floodplain areas are incorporated into the open space system of the plan. There do not appear to be any other major physical constraints to development.

There are currently no historic preservation sites on the property. However, the project is located directly across the road from Boxwood Lodge (Elisha Beall House), a county historic register site. Designers of the MXD proposal have responded to this condition by retaining an undeveloped segment of open space land immediately across MD 355 that is intended to maintain a naturalized viewshed from the Boxwood Lodge property as much as possible given the scale and scope of the proposed development.

Surrounding land uses include:

North – The areas directly across Urbana Pike consist of a few single family parcels (including the aforementioned Elisha Beall House) and the newly opened Urbana District Park. Worthington Boulevard (the new MD 355 alignment) merges into Urbana Pike at this point as well.

East – Immediately adjacent to the proposed development is the older Urbana Community Park.

South – The 16-acre outlot donated to the BOE for the Sugarloaf Elementary site is situated at the southeast corner of the proposed development and also shares a contiguous boundary with the community park. The remainder of the southern boundary fronts on I-270 and is planned as the office/employment campus component of this mixed use project.

West – The western edge of this residential section of the project adjoins additional future employment sites. Beyond those sites, the elevation drops significantly into the stream valley separating this project from the handful of low density residential properties along Park Mills Road.

Land Use

This residential section of the Urbana Town Center Employment District MXD is one of two major components on the proposed land use plan for the site. Section 1-19-10.500.7 limits residential development within an MXD plan to medium and high density residential uses including single-family, townhouse, and multi-family dwellings. No more than 40% of the gross project acreage, exclusive of floodplain, may be developed for non-employment uses. There are 70.3 acres of land in residential use on the proposed plan which constitutes just under 40% of the gross project acreage less the floodplain areas (39.7% x 176.87 acres = 70.3 acres).

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The proposed mix of residential building types will likely result in a slightly broader range of housing affordability in the neighborhood and also allow for a greater variety of household sizes. The Applicant has also made the effort to blend some of the single-family units and tow nhouses in a w ay that results in a more interesting streetscape and makes better use of the inevitable odd-shaped blocks present in most land development scenarios.

The employment areas of the MXD w ere the subject of a separate Preliminary Subdivision Plan application and w ill be subject to Site Development Plan review by the Planning Commission at such time as those lands are proposed for development.

Frederick County Comprehensive Plan

The area is designated 'Mixed Use Development (MXD)' on the Comprehensive Plan Land Use Plan map and occurs w ithin the Urbana Community Grow th Area. No county community or corridor plan has been adopted for the Urbana area. Generally, the proposal demonstrates adherence to the general principles for compact development outlined in the County's Comprehensive Plan through seeking a mix and intensity of uses conducive to the continuing development of compact neighborhoods in areas served by public infrastructure and facilities.

Zoning

The site is currently zoned 'Mixed Use Development (MXD)'. Most land surrounding the site on the w est, north, and east is zoned Agricultural (A), with the notable exception of the PUD-zoned Villages of Urbana on the eastern corner of the subject site and the R1-zoned public park along the southeastern boundary.

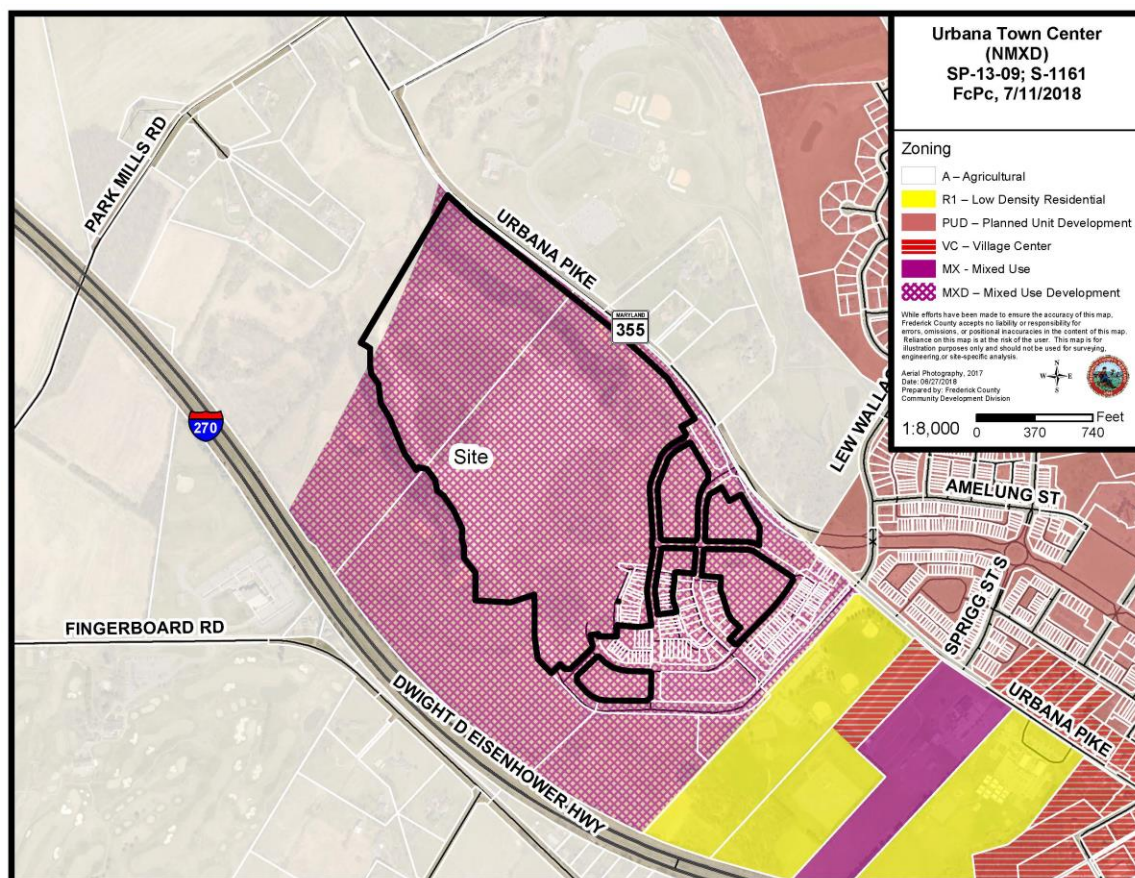


Figure 3 - Zoning Map

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Figure 4 - Eastward view, toward the Villages of Urbana PUD



Figure 5 - Sugarloaf Elementary School under construction on the 'Northern MXD' site

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**Figure 6 - Illustrative Plan showing layout of new areas as well as other minor plan revisions
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ANALYSIS

Summary of Development Standards Findings and Conclusions

Key issues of the proposed development include:

- Vehicular access to, and within, the site (Urbana Pike, Worthington Boulevard and the internal collector road, Stone Barn Drive)
- Integration of the major uses in the MXD
- Providing a workable layout of streets, open spaces and amenities serving residential users, a future elementary school, and the anticipated larger employment users
- Effective integration of the ESD-based stormwater management facilities into a intensively developed property
- Establishment of appropriate BRLs (setbacks) and building massing such that the proposed development integrates into the adjacent PUD development as well as the proposed employment development on its western border
- Providing adequate and convenient parking without creating unnecessary swaths of impervious paved areas
- Providing clear and convenient interconnections and intersection alignments with existing and planned entrances to both parks

Detailed Analysis of Findings and Conclusions

Site Development Plan Approval shall be granted based upon the criteria found in:

Site Development §1-19-3.300.4 (A): *Existing and anticipated surrounding land uses have been adequately considered in the design of the development and negative impacts have been minimized through such means as building placement or scale, landscaping, or screening, and an evaluation of lighting. Anticipated surrounding uses shall be determined based upon existing zoning and land use designations.*

Findings/Conclusions

1. **Dimensional Requirements/Bulk Standards:** The Planning Commission has previously established varying setback and building height requirements in the Villages of Urbana PUD. Prior dimensional standards have been based upon building type, building density, surrounding development, topographical or other site constraints, and application of appropriate urban design principles. Sections 1-19-10.500.7(F) and 1-19-10.500.9 of the Zoning Ordinance provide for the Planning Commission's role in establishing these standards within an MXD.

The Applicant is proposing the establishment of dimensional requirements for the residential section of the MXD as listed in the chart on the Applicant's Cover Sheet (CS-1), generally summarized as follows:

Front Yards:	5', 10', or 20'	(dependent upon street section, building's orientation to the public street, and building type)
Side Yards:	4'	(with variations for multi-family condominium structures)
Rear Yards:	5', 15', or 25'	(wholly dependent upon block width, orientation to alley access, and building type)
Garage:	5'	(when applicable)
Monument Signs:	5'	

Illustrated Maximum Building Height (Townhouses):	55 feet (approx. 42' as illustrated)
Illustrated Maximum Building Height (Single-Family Detached):	40 feet (approx. 30' as illustrated)

The proposed Building Restriction Lines (BRL's) are influenced by, but not dependent upon, the building type. Orientation of the buildings on the site, and to the public streets and open areas, appears to be the guiding characteristic in the Applicant's determination of appropriate setbacks and yards. A chart detailing the BRL's by lot numbers is provided on sheet 1 of the plan.

The proposed setbacks are appropriate to the overall design and layout of this residential section of the MXD and are in keeping with the patterns previously established throughout the Villages of Urbana PUD and in previous approvals by the FCPC for this project. Setbacks and building height limitations shall be established for the community center upon application for site development plan for that site.

The request for maximum heights of 55 feet (townhouses) and 40 feet (sfd's) provides flexibility for the Applicant in responding to minor grade changes across the site, the provision for integral garages on some of the units, and allows this residential portion of the project to blend more seamlessly into the employment sections without the obvious threat of being dwarfed by potentially larger and taller non-residential structures.

2. **Signage §1-19-6.300:** The Applicant is proposing directional signage in the MXD which is consistent with the type and size previously constructed in earlier phases of the project as well as in the Villages of Urbana PUD. Subdivision/community identification signage at the northern Stone Barn Drive intersection with MD 355 as well as at the Timber Green Drive/MD 355 intersection are missing in this application. Standards established for such signage allow for a sign area not to exceed 64 s.f. per entrance, 6' height, and a 15' setback from ROW. No more than 2 signs are permitted per entrance. The Applicant has requested a 5' setback for such signs, but must submit a plan detailing this identification signage (location and size). Additional future requested signage for identification or directional purposes will be subject to individual site development plans submitted for the community center and employment sites.
3. **Landscaping §1-19-6.400:** The landscaping plan contains a variety of plant species, which provides screening, shade, delineation of public spaces, and represents a noble attempt to furnish the streets in the development with soldiered continuous lines of tall, deciduous, traditional street trees while maintaining adequate distance from utility easements and ESD facilities. The planting schedule follows the standard sizes that have been approved by the Planning Commission. The Applicant has provided selective foundation screening of building sides where they face the public street network. Shade trees are generally placed in such a way as to shade parking and other paved areas. Additional shading tree canopy will likely be possible when the community center site development plan is submitted at a later date.

Pedestrian access to, and through, the landscaped open areas is well executed.

Street trees are required along all public streets in the MXD at a rate of 1 tree per 35 feet of road frontage:

35 lf / 20,037 lf of road frontage =	572 street trees required
	548 street trees provided
	579 trees provided throughout development

The Applicant has requested a modification to allow an alternate planting location for 24 of the required street trees due to conflicts with utility easements and potential impacts on vehicular site distances at street intersections and pedestrian crosswalks.

4. **Lighting §1-19-6.500:** The lighting plan is used primarily to provide illumination of the internal circulation network in this proposal. Access points into the internal alley network as well as vehicular
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and pedestrian intersections are well-lit where they connect with the public and private street network. LED cut-offs are utilized in street lamps to maintain downward cast illumination. Lamp height above grade is identified at 14 ft. – 6 in., a height that exceeds the 14 ft. maximum in the Zoning Ordinance.

Conditions:

- Approval of the modification to allow an alternate planting location for 24 of the 572 required street trees.
- Reduction in the height of light poles from 14'-6" to 14'.
- Add signage notes and details to the plan for any proposed subdivision/community identification signage.

Transportation and Parking §1-19-3.300.4 (B): *The transportation system and parking areas are adequate to serve the proposed use in addition to existing uses by providing safe and efficient circulation, and design consideration that maximizes connections with surrounding land uses and accommodates public transit facilities. Evaluation factors include: on-street parking impacts, off-street parking and loading design, access location and design, vehicular, bicycle, and pedestrian circulation and safety, and existing or planned transit facilities.*

1. **Access/Circulation:** Vehicular access to the site is provided at three points onto Urbana Pike. The northern access point is located directly across from the entrance drive to Urbana District Park, and would be signalized by the applicant once the volume warrants are met. This point also marks one end of Stone Barn Drive - the internal collector roadway serving the entire project (residential and employment sections). The second end point for Stone Barn Drive terminates on the southeastern corner of the site where this roadway crosses Urbana Pike and becomes Lew Wallace Street. This intersection will likely serve as a primary access road to both Urbana Community Park (via a new driveway connection into the park's parking lot from Stone Barn Drive) and Sugarloaf Elementary School which is completing construction on the southern corner of the MXD site. The third point of connection from this development onto Urbana Pike occurs between the two Stone Barn Drive access points and will provide direct access to the residential core of the neighborhood while also offering a more direct route to the park and school sites, at least for southbound Urbana Pike drivers. The four concentric "half-ring" roads serving the site provide an efficient internal street network that will likely be clear and understandable even to infrequent visitors to the neighborhood. Alleys provide access to most single-family detached and all of the townhouse units in the development with the planned community/recreation center likely being served by a more conventional, but relatively compact, parking lot.
2. **Public Transit:** Public transit service via MDOT MTA (#515 to Shady Grove and #204 to College Park) buses is available at the nearby Urbana Park and Ride facility, located approximately 3/4 mile from this proposed development at the I-270 Exit. The proximity to both I-270 (for access to transit options in Montgomery County) and the Monocacy MARC station, provides options other than single-occupancy vehicles for those working outside of the area.

It should also be noted that a key component of this type of mixed use project is that it places employment opportunities within easy reach of pedestrians in the proposed development and surrounding areas. While not a transit solution per se, the adjacency of jobs to medium density residential neighborhoods can serve to make a dent in the number of vehicles entering our regional road network at critical peak times in the day.

3. **Parking:** Pursuant to Section 1-19-6.220 of the Zoning Ordinance: 2.5 spaces are required for each 3-bedroom single-family detached dwelling unit and 2.5 spaces are required for each 3-bedroom townhouse. The total parking target for this application is 641 spaces. The Applicant is
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providing a total of 754 parking spaces accomplished through the provision of on-site parking situated on individual lots throughout the proposed residential section of the project.

As an added benefit, over 565 on-street parking spaces will serve to suppress vehicle speeds and create a safer pedestrian environment along those street segments where it is provided. Unmarked, single-side, on-street parking is planned for most streets in the portions of the development fronting on single-family homes.

4. **Pedestrian Circulation and Safety §1-19-6.220 (G):** The Applicant has provided sidewalks throughout the proposed development and has installed sidewalks as well where pedestrian walkways are used to distinguish the fronts of homes facing a green or extensive landscape buffer. The location of the ESD stormwater areas and other shared community spaces (along Shady Pines Drive, for example) necessitates the construction of a parallel sidewalk link that provides direct access to the front entrances of those homes located along the street. Except where noted, all sidewalks provided are a minimum of 5 feet in width.
5. **Bicycle Parking §1-19-6.220 (H):** No bicycle racks are required in this proposal. Provisions for bicycle parking in association with the planned community/rec center and employment sites shall be demonstrated by the Applicant at the time of site plan submittals for those projects.

Conditions:

1. Applicant shall submit a modification request seeking approval of 754 parking spaces (113 spaces beyond the target of 641 spaces).

Public Utilities §1-19-3.300.4 (C): *Where the proposed development will be served by publicly owned community water and sewer, the facilities shall be adequate to serve the proposed development. Where proposed development will be served by facilities other than publicly owned community water and sewer, the facilities shall meet the requirements of and receive approval from the Maryland Department of the Environment/the Frederick County Health Department.*

Findings/Conclusions

1. **Public Water and Sewer:** The site is to be served by public water and sewer and is classified W-3/S-3 in the Frederick County Water and Sewer Plan. The site is subject to a DRRA dated June 13, 2013, and an APFO LOU dated June 13, 2018.

Natural features §1-19-3.300.4 (D): *Natural features of the site have been evaluated and to the greatest extent practical maintained in a natural state and incorporated into the design of the development. Evaluation factors include topography, vegetation, sensitive resources, and natural hazards.*

Findings/Conclusions

1. **Topography:** The portion of the site designated for the residential section of the MXD is relatively flat with a high point of approximately 470 feet on the northwestern portion of the residential neighborhood.

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2. **Vegetation:** Most of the property was in small grain cultivation and is fairly devoid of natural vegetation other than within the stream corridors.
3. **Sensitive Resources:** There are no sensitive resources located on site that are negatively affected and unmitigated under this development proposal.
4. **Natural Hazards:** There are no natural hazards located on site that are affected by the development proposal.

Common Areas §1-19-3.300.4 (E): *If the plan of development includes common areas and/or facilities, the Planning Commission as a condition of approval may review the ownership, use, and maintenance of such lands or property to ensure the preservation of such areas, property, and facilities for their intended purposes.*

Findings/Conclusions

1. **Proposed Common Area/Open Space:** Global open space requirements affecting the development of this residential section are being met through the dedication of open spaces throughout the MXD. Of the 91.9 acres subject to this application, 32% are set aside as open space. Some of the open space provided in this particular section exists to provide a buffer along Urbana Pike and to accomplish a gentler visual transition from the open and forested areas north of Park Mills and Tabler Roads into the Urbana Community Growth Area. Internal open areas are utilized for pedestrian access and as landscaped breaks between rows of townhouses. The planned community center will likely serve as a centralized open/recreational area accounting for a small portion of the required common/open area.

The integration of the ESD stormwater facilities into the landscaped environment of the neighborhood provides an additional open space benefit by allowing functional engineering facilities to do double duty as visually attractive features deployed across the community.

The proximity to two County-controlled parks (Urbana Community and Urbana District) as well as the future elementary school fields and playgrounds provide a plethora of active and passive recreational opportunities for residents in this development.

Other Applicable Regulations

Adequate Public Facilities Ordinance (APFO) – Chapter 1-20

This section of the MXD is subject to APFO adequacy findings and road improvement agreements that have been previously executed. A Third Amended Letter of Understanding, approved by the Planning Commission and dated June 13, 2018, executed as part of the global Urbana/Natelli DRRA/LOU, establishes the responsibilities of the developer for providing adequate public facilities to serve this proposed development.

The changes in use proposed under this application, do not increase development intensity, neither in student yield nor trips generated, relative to previously approved LOU's. However, several changes have occurred in the mitigation package of the Third Amendment, as outlined in the June 2018 staff report for the Third Amendment, largely associated with advancing the construction timing of improvements to MD 80 and MD 355 and reducing escrow payment requirements due to the large reduction in trips being generated by this application.

Forest Resource Ordinance (FRO) – Chapter 1-21

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This project was previously approved for FRO as part of the overall MXD project (AP 14257). Mitigation has been provided in the form of on-site easements.

Historic Preservation – Chapter 1-23

The Applicant has previously addressed the major concern of the visual effect of the development upon the Elisha Beall House, a County Register listed property located on the northern side of Urbana Pike approximately midway between the Stone Barn Drive access points onto Urbana Pike. The open space provided, as well as the placement of relatively low density residential units immediately across from the Beall property entrance, allows for a reasonable accommodation of the historic structure.

Life Safety/Emergency Access

The Applicant has worked with the Office of Life Safety to address concerns regarding emergency vehicle access to residential units including concerns specific to residential units facing public open spaces.

Moderately Priced Dwelling Units – Chapter 1-6A

The Applicant proposes a 'per dwelling' payment to the County in lieu of constructing the required 77 MPDUs (12.5% of total number of DUs) of an amount to be documented in the Moderately Priced Dwelling Units Payment in Lieu Agreement for the Urbana Town Center Employment District MXD. The fee shall be paid at the time of each building permit application, with the fee being based on the then-current Affordability Gap (currently \$26,500). The MPDU agreement must be executed prior to final approval/signature sets.

Subdivision Regulations – Chapter §1-16: This application meets the requirements of the subdivision regulations in Chapter §1-16.

1. Article I: In General - § 1-16-12 Public Facilities

- All proposed lots will access publicly- or privately-maintained roads with continuously paved surfaces of 20 feet in width. Section 1-19-10.500.9 of the Zoning Ordinance addresses ownership and maintenance of roads and streets in a MXD.
- The property is classified W3/S3 on the Frederick County Water and Sewerage Master Plan indicating improvements to, or construction of, publicly-owned community sewerage or water systems are planned within a 1 to 3 year time period.

2. Article IV: Required Improvements - §1-16-109 Street, Common Driveway, and Sidewalk Construction:

- Required minimum width for sidewalks is 4 feet. All sidewalks provided are a minimum of 5 feet wide.
- Secondary sidewalks, also 5 feet in width or greater, are provided at key locations to provide access to front entrances of homes fronting on larger open spaces or ESD stormwater areas.

3. Article VI: Design Standards and Requirements

§ 1-16-217. Land Requirements:

- The designated land use in the Comprehensive Plan for the site of the MXD is Mixed Use Development (MXD). This designation permits for a residential density range of 6 to 20 dwellings per acre on public water and sewer. The proposed residential section of the Urbana Town Center Employment District subdivision is within a Community Growth Area and is for a residential development on public water and sewer with a gross density of approximately 3.4 dwelling units per acre. The net density of the residential section of the MXD is 6.6 dwellings unit per acre falling within the Medium Density range of 6-12 dwellings per acre established in the Zoning Ordinance.

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- The existing topography and natural features are the basis for the overall delineation of the MXD, with the higher elevations delineated as areas of development, and the lower elevation areas delineated as undeveloped areas to be maintained in a more natural state.

§ 1-16-218. *Block Shape:*

- No block dimension is greater than 1800 feet. Most blocks are between 300 and 400 feet in length. Adequate pedestrian walkways are provided.

§ 1-16-219. *Lot Size and Shape:*

- In the MXD the lot dimensions, setbacks and height limitations for structures are to be determined by the Planning Commission at site development plan review.

§ 1-16-235. *Right-Of-Way and Paved Surface Widths:*

- Public streets proposed for this development will meet all specifications in accordance with the Frederick County Design Manual.
- Proposed paved surface width for new private streets is deemed adequate.

4. Driveway Entrance Spacing Policy

Adopted by the FCPC in 2002 (amended 2004), this policy provides a system of evaluating driveway locations for public safety, to preserve rural character of roads located in rural parts of the County, and allowing tighter spacing in areas of the County designated for denser development. Proposed driveways are all located on local residential streets, which have no spacing restrictions.

Summary of Agency Comments

Other Agency or Ordinance Requirements	Comment
Development Review Engineering (DRE):	Conditionally Approved
Development Review Planning:	Conditionally Approved
State Highway Administration (SHA):	Conditionally Approved
Div. of Utilities and Solid Waste Mngt. (DUSWM):	Approved
Forest Resource (FRO)	Approved
Health Dept.	Approved
Office of Life Safety	Approved
Street Naming	Conditionally Approved
DPDR Traffic Engineering	Conditionally Approved
Historic Preservation	Approved

Findings/Conclusions

The Applicant must address these other applicable regulations as part of the standard approval process after this Preliminary/Site Plan has been approved or approved with conditions.

FINDINGS

Based on the discussion in this report and with the conditions listed below , Staff finds that the application meets and/or will meet all applicable Zoning, Subdivision, APFO and FRO requirements once the conditions of approval have been met and requested modifications granted.

RECOMMENDATION

Staff has no objection to conditional approval of the Urbana Town Center Employment District MXD (Residential Section) Combined Preliminary Subdivision Plan/Site Development Plan. If the Planning Commission conditionally approves the site development plan, the site plan is valid for a period of three (3) years from the date of Planning Commission approval (valid through July 11, 2021). The Preliminary Subdivision Plan is valid for the lesser of 5 years or the period of APFO approval. The APFO is valid through June 13, 2026, therefore the Preliminary Plan will expire on July 11, 2023.

Based upon the findings, conclusions, and modifications as presented in the staff report, Staff finds that the application meets or will meet all applicable Zoning, APFO, and FRO requirements once the following modifications are granted and conditions met:

Planning Commission approval of the following modification requests from the Applicant:

1. Approval of an Alternate Planting Design (landscaping, buffering, screening, & 'alternate on-site location' for street trees) to allow an alternate planting location for 24 of the required 572 street trees and to approve all landscaping elements on the site as proposed.
2. Approval of a Modification Request seeking FCPC approval to provide 754 parking spaces where 641 spaces are targeted in the Zoning Ordinance.

Staff-proposed conditions of approval:

1. Address all agency comments as the plan proceeds through to completion.
2. Work with staff to identify additional distributed areas within the development that would accommodate overflow parking where feasible.
3. Applicant shall record an MPDU agreement pursuant to Section 1-6A of the Frederick County Code prior to final approval/signature sets.
4. Reduce light pole height to 14 feet in accordance with 1-19-6.500.
5. Notes and details shall be added to the plan for any proposed subdivision/community identification signage.
6. Applicant shall include a plan sheet identifying high-visibility lots within the project and shall coordinate with staff to insure that these structures are developed with an appropriate level of architectural detail.

PLANNING COMMISSION ACTION

MOTION TO APPROVE WITH CONDITIONS

I move that the Planning Commission APPROVE **Preliminary Plan S-1161 and Site Plan SP 13-09** with conditions and modifications as listed in the staff report for the proposed **Urbana Town Center Employment District (Residential Section)**, based on the findings and conclusions of the staff report and the testimony, exhibits, and documentary evidence produced at the public meeting.

May 24, 2018

Denis Superczynski
Frederick County Development Review Planning
30 North Market St.
Frederick, MD 21701



Re: Urbana Town Center, NMXD
Type I Preliminary/Site Plan
4th Submittal
S-1161/SP13-09, A/P 18162

Dear Denis,

On behalf of Monocacy Land Company we herein submit this Phase 5 Combined Preliminary/Site Plan for The Urbana Town Center, NMXD, for 3rd review. The purpose of this plan is update house templates and garage sizes on all non-platted lots, to remove all multifamily from the plan and replace it with towns and singles and to move the rec center lot and propose 98 single family detached front loaded and 31 rear integral garage town lots on the west side of Stone Barn Drive. Please see A/P 13627 for the originally approved PP/SP and A/P 14897 for the approved Improvement Plan (all patted lots and constructed roads/alleys have been excluded from these plan limits).

This plan request 2 modification request:

1. A Street tree modification is requested due to setbacks requested by staff for water and sewer lines/house connections and sight distance. 572 trees are required per 1-19-6.400(1) and this plan proposes 548 street trees with a minimum of 579 total trees proposed.
 - = 1 street tree / 35 linear feet of road frontage
 - = 35 linear feet for tree spacing / 20,037 linear feet of road frontage
 - = 572 street trees required
2. A parallel parking space size modification is requested. Per 1-19-6.220(B)(1) spaces are 8' x 22' and this plan request the flexibility to also use 7' x 22' spaces. This is consistent with the previously approved combined plan A/P 13627.

Attached you will find:

- 1 Resubmittal Application
- 8 Comment Response
- 8 Sets of Plans

As always your assistance in the processing of this application is greatly appreciated. Should you have questions regarding this plan please feel free to contact us.

Sincerely,
Rodgers Consulting, Inc.

Mike Peterson, PLA
301-948-4700 (Office)
mpeterson@rodgers.com



Urbana Town Center Employment District

(Residential Section) – Preliminary/Site Plan